

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council A Session**

No in-person access to this meeting

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, November 5, 2020

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Sister Odelia Koronek of Blessed Sacrament Academy, guest of Councilmember Viagran, Council District 3.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from the City Council Meetings of August 13 and August 18, 2020.

Councilmember Andrews-Sullivan moved to approve the August 13 and August 18, 2020 Minutes. Councilmember Perry seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

POINT OF PERSONAL PRIVILEGE

Councilmember Andrews-Sullivan announced that her alma matter Sam Houston High School played their first homecoming football game last night. She added that she was able to tour the school campus which was undergoing renovations that were part of the bond program and which were an example of equity for Council District 2. She thanked Principal Dixon and congratulated the Sam Houston Hurricanes.

CONSENT AGENDA ITEMS

Item Z-1, Z-4, P-2, Z-6, and Z-17 were pulled for Individual Consideration. Mayor Nirenberg announced that Items Z-5, P-3, Z-9, and Z-14 were postponed by the applicant and would not be considered.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition of Items Z-6, Z-20, P-6, and Z-20. He noted that the items should be pulled and considered individually.

Councilmember Andrews-Sullivan moved to approve the remaining Consent Agenda Items. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

2020-11-05-0779

- 4. Ordinance approving a contract with The Armored Group, LLC, to provide one replacement ballistic resistant vehicle for the San Antonio Police Department for a total cost of \$229,000.00. Funding is available from the FY 2021 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-11-05-0780

- 5. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$473,000.00, included in the respective department's FY 2021 Adopted Budget:
 - (A) Ergon Asphalt & Emulsions, Inc., for asphalt, oil and emulsion;
 - (B) Petroleum Solutions, Inc., dba JF Petroleum Group, for tank level sensing and leak detection parts and service;
 - (C) Swarco Reflex LLC for Aviation glass beads;
 - (D) HD Supply Construction Supply LTD for bagged Portland and masonry cement and ready mix concrete; and
 - (E) Oxford Immunotec USA, Inc., for TB test kits and supplies.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-11-05-0781

- 6. Ordinance approving an amendment in the increased amount not to exceed \$208,197.50 to the \$283,572.00 Civil Engineering Design Services Agreement with Don Durden, Inc. dba Civil

Engineering Consultants for additional design services relating to the Roosevelt Avenue (I-10 to South St. Mary's Street) Project, a 2017 Bond funded project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2020-11-05-0782

7. Ordinance awarding a construction contract to J3 Company, LLC in the amount of \$6,765,052.04 of which \$485,525.19 will be reimbursed by San Antonio Water System and \$543,634.46 will be reimbursed by CPS Energy for the Enrique M. Barrera Parkway Phase 1 (Old Highway 90 Area) project, a 2017 Bond funded project, located in Council District 6. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
8. Approving the following three items related to the Port San Antonio project, a 2017 Bond funded drainage project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Public Works]

2020-11-05-0783

- 8A. Ordinance approving a utility related change order in the increased amount of \$152,370.68 and authorizing payment to J3 Company, LLC for the Port San Antonio project, a 2017 Bond funded drainage project; of which \$152,370.68 will be reimbursed by the Port Authority of San Antonio for construction services related to the project's sanitary sewer system.

2020-11-05-0784

- 8B. Ordinance approving three City requested change orders in the total increased amount of \$1,216,713.69 and authorizing payment to J3 Company, LLC for work related to the construction of the drainage channel associated with Port San Antonio project, a 2017 Bond funded drainage project.

2020-11-05-0785

- 8C. Ordinance approving a City requested deductive change order in the decreased amount of \$666,892.34 with J3 Company, LLC for the removal of the demolition of a building structure from the Port San Antonio project, a 2017 Bond funded drainage project.
9. Approving the following four construction contracts totaling \$19,544,642.00 to complete the street maintenance projects identified in the Infrastructure Management Program (IMP): [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2020-11-05-0786

- 9A. Ordinance awarding the 2021 Street Rehabilitation Contract Package 3 to Clark Construction of Texas, Inc. in an amount not to exceed \$3,468,225.00 of which \$86,250.00 will be reimbursed by San Antonio Water System (SAWS) and \$4,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2020-11-05-0787

- 9B. Ordinance awarding the 2021 Street Rehabilitation Contract Package 4 to Austin Bridge & Road, LP in an amount not to exceed \$9,462,906.25.

2020-11-05-0788

- 9C. Ordinance awarding the 2021 Street Rehabilitation Task Order Contract Package 5 to San Antonio Constructors, Ltd. in an amount not to exceed \$2,078,125.00 of which \$115,000.00 will be reimbursed by San Antonio Water System (SAWS) and \$6,000.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2020-11-05-0789

- 9D. Ordinance awarding the 2021 Street Rehabilitation Task Order Contract Package 6 to Clark Construction of Texas, Inc. in an amount not to exceed \$4,535,385.75 of which \$56,525.00 will be reimbursed by San Antonio Water System (SAWS) and \$4,400.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2020-11-05-0790

10. Ordinance appointing Jorge Gamez (District 10) to the Building Standards Board for the unexpired term to expire May 31, 2021; and waiving the (Engineer) category requirement per City Code for this appointment. [Tina J. Flores, City Clerk]
11. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. [Tina J. Flores, City Clerk]
- A) Appointing Madelyn Elizondo (District 9) and Hannah Guan (District 9) to the San Antonio Youth Commission.
 - B) Appointing Esther Gergen (District 4) to the Ethics Review Board for an unexpired term of office to end April 25, 2022.

2020-11-05-0049R

12. Resolution consenting to a request from Bexar County Emergency Services District No. 2, located within the City's extra territorial jurisdiction, to incur debt not in excess of \$30,000,000.00, for the construction of Fire Station 124, replacement of Fire Stations 121 and 125, and remodel of Fire Stations 122 and 123. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

2020-11-05-0791

13. Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$51,322,058 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

2020-11-05-0792

14. Ordinance approving an amendment to the professional services agreement with IKE Smart City LLC for the continued operation of the Digital Community Kiosks and off-premises advertising through December 31, 2030. [John Peterek, Assistant to the City Manager; Brian Dillard, Director, Office of Innovation]

2020-11-05-0793

- 15.** ALCOHOL VARIANCE # AV2020-005 (Council District 9): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Sabor del Pueblo, LLC for a Restaurant on Lot 46, Block 7, NCB 17011, located at 13489 Blanco Road for on-premise consumption within three-hundred (300) feet of Tohui Language Academy, a public education institution.

2020-11-05-0795

- P-1.** PLAN AMENDMENT CASE PA-2020-11600053 (Council District 1): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Medium Density Residential" to "Mixed-Use" on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700185 CD)

2020-11-05-0796

- Z-2.** ZONING CASE Z-2020-10700185 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors Facility on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600053)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: The south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880. TO WIT: From "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors Facility.

2020-11-05-0797

- Z-3.** ZONING CASE Z-2020-10700191 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on Lot 1, Block 32, NCB 9754, generally located at 3625 West Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 32, NCB 9754.

TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor.

2020-11-05-0800

- Z-7.** ZONING CASE Z-2020-10700193 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 5, Block 4, NCB 1196, located at 712 Seguin Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 5, Block 4, NCB 1196. TO WIT: From "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.

2020-11-05-0801

- P-4.** PLAN AMENDMENT CASE PA-2020-11600058 (Council District 2): Ordinance amending the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Light Industrial" on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700195)

2020-11-05-0802

- Z-8.** ZONING CASE Z-2020-10700195 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing to "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600058)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 5 and Lot P-100, NCB 10233. TO WIT: From "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing to "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District.

2020-11-05-0803

- Z-10.** ZONING CASE Z-2020-10700184 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting

Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 13A and Lot 13B, Block 3, NCB 11257, located at 3926 Southwest Military Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13A and Lot 13B, Block 3, NCB 11257. TO WIT: From "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

2020-11-05-0804

Z-11. ZONING CASE Z-2020-10700186 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-18, CB 4298, located at 13410 Quesenberry Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-18, CB 4298. TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2020-11-05-0805

Z-12. ZONING CASE Z-2020-10700196 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 IDZ MLOD-2 MLR-2 AHOD" General Industrial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, NCB 10125, located at 612 Nogalitos Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 4, NCB 10125. TO WIT: From "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 IDZ MLOD-2 MLR-2 AHOD" General Industrial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2020-11-05-0806

Z-13. ZONING CASE Z-2020-10700206 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and for a Dwelling Unit on Lot 33 and Lot 34, Block 14, NCB 6362, located at 3331 West Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 33 and Lot 34, Block 14, NCB 6362. TO WIT: From "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and for a Dwelling Unit.

2020-11-05-0807

Z-15. ZONING CASE Z-2020-10700130 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the east 130 feet of Lot A1, NCB 13950, located at 5710 McDavitt Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: The east 130 feet of Lot A1, NCB 13950. TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2020-11-05-0808

Z-16. ZONING CASE Z-2020-10700188 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor Overlay District with Specific Use Authorization for a Solar Farm on Lot P-16E, NCB 17640, generally located in the 10500 block of State Highway 151. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-16E, NCB 17640. TO WIT: From "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor Overlay District with Specific Use Authorization for a Solar Farm.

2020-11-05-0810

- P-5.** PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700200)

2020-11-05-0811

- Z-18.** ZONING CASE Z-2020-10700200 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop on 32.2170 acres out of NCB 17636, generally located in the 7900 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600061)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 32.2170 acres out of NCB 17636. TO WIT: From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop.

2020-11-05-0812

- Z-19.** ZONING CASE Z-2020-10700209 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 13.925 acres out of NCB 18288, generally located behind the 8400 block of Potranco Road. Staff recommends Approval. Zoning Commission recommendation pending.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 13.925 acres out of NCB 18288. TO WIT: From "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2020-11-05-0813

- P-6.** PLAN AMENDMENT CASE PA-2020-11600045 (Council District 8): Ordinance amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Business/ Innovation Mixed Use" on 63.302 acres out of NCB 17700 and CB 4782, generally located at 4886 West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700163 CD S ERZD)

2020-11-05-0814

Z-20. ZONING CASE Z-2020-10700163 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 UC-1 MLOD-1 MLR-1 ERZD AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District to "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged), generally located at 4886 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600045)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 34.298 acres out of NCB 17700 and CB 4782 and 29.004 acres out of NCB 17700 and CB 4782. TO WIT: From "C-2 UC-1 MLOD-1 MLR-1 ERZD AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District to "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged).

2020-11-05-0815

Z-21. ZONING CASE Z-2020-10700173 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military

Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communications System on 0.0367 acres out of CB 4552, located at 16821 Kyle Seale Parkway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.0367 acres out of CB 4552. TO WIT: From "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communications System.

2020-11-05-0816

P-7. PLAN AMENDMENT CASE PA-2020-11600051 (Council District 8): Ordinance amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Regional Mixed-Use" on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700180 CD ERZD)

2020-11-05-0817

Z-22. ZONING CASE Z-2020-10700180 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "C-3 UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting and "C-3 CD UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-116000051)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.736 acres out of NCB 14852. TO WIT: From "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "C-3 UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting and "C-3 CD UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting.

2020-11-05-0818

- Z-23.** ZONING CASE Z-2020-10700128 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash on Lot 7, Block 1, NCB 17225, located at 18535 US Highway 281 North. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 1, NCB 17225. TO WIT: From "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash.

2020-11-05-0819

- P-8.** PLAN AMENDMENT CASE PA-2020-11600059 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "Specialized Center" on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2020-10700198)

2020-11-05-0820

- Z-24.** ZONING CASE Z-2020-10700198 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600059)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911. TO WIT: From "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District.

CONSENT ITEMS CONCLUDED

ITEMS FOR INDIVIDUAL CONSIDERATION

Mayor Nirenberg addressed Item Z-1.

2020-11-05-0794

Z-1. ZONING CASE Z-2020-10700157 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 34, NCB 11875, located at 8211 Broadway Street. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 34, NCB 11875. TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Melissa Ramirez, Assistant Director of Development Services, noted that 16 notices were mailed, three were returned in favor, and zero opposed.

Councilmember Treviño moved to approve Item Z-1. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

Mayor Nirenberg addressed Items P-2 and Z-4.

2020-11-05-0798

P-2. PLAN AMENDMENT CASE PA-2020-11600028 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval. Planning Commission recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700113) (Continued from October 1, 2020)

2020-11-05-0799

Z-4. ZONING CASE Z-2020-10700113 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment PA-2020-11600028) (Continued from

October 1, 2020)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178. TO WIT: From "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.

Melissa Ramirez, Assistant Director of Development Services, noted that 44 notices were mailed, 10 were returned in favor, and 17 opposed. She stated that the Government Hill Alliance Neighborhood Association was supportive. She added that this Item required nine votes to approve due to opposition exceeding 20%.

Mayor Nirenberg called upon the individuals registered to speak.

Stacy Schwantz presented a video entitled Don't Kill Government Hill and urged City Council to reach a compromise on the C-1 zoning change.

Dora Perez stated that she resided 58 feet from the proposed rezoning site and that the continuance allowed all parties within the 200-foot proposed zoning area to work towards a compromise.

D'Ette Cole stated that her home was 24 feet across the street from proposed zoning area and called for the support of neighbors that resided within 200-foot of the proposed zoning area to reach a C-1 compromise.

Erica Rangel stated that her childhood home on Sandmeyer was located 133 feet from the Martinez Property and added that her home was her father's first starter home and would become hers one day. She stated that she did not want a pawnshop, gas station, or gun shop in the area as those types of businesses did not fit into the area. She urged support for the C-1 compromise.

Stephen Versteeg stated that neighbors residing within the target area of 200-foot area should have been notified of the proposed zoning change. He noted that the purpose of citizen participation was to encourage applicants to pursue early and effective communication and attempt to mitigate adverse impacts of the proposed project.

Cynthia Spielman, President of the Beacon Hill Neighborhood Association, stated that she was familiar with the struggle to balance progress and revitalization with the protection of the resident and preservation of the community environment. She added that she understood the power and influence of developers, investors, and attorneys, and the potential strife that zoning cases caused within the local community. She urged the City Council to vote against C-2 and support the C-1 compromise.

Rose Hill, President of the Government Hill Alliance Association, noted that the Government Hill Alliance Board of Directors reviewed the proposed zoning change and sent a letter to Sarah Martinez, applicant property owner and her advisers in support of a C-1 compromise.

Matthew Badders, attorney for the applicant, provided a brief presentation that displayed the map of the tracks of the proposed zoning property and surrounding properties. He noted that Ms. Martinez's property was held in Trust with Frost Bank as the Trustee. He announced that a C-1 compromise was reached and thanked everyone involved for their participation in the compromise.

Applicant Sarah Martinez spoke through an interpreter and stated that she was born in Mexico and came to the United States in 1968 at the age of eight years old. She noted that she worked with her father as a contractor for 35 years and her father was now 90 years old and she just turned 70. She indicated that she decided to sell the property because she no longer had the financial resources needed to continue operating her business and that it was time for her to retire. She asked the City Council to support her decision and the C-1 compromise reached with the community.

Calib James indicated that he resided 186 feet from the proposed zoning property. He noted that Frost Bank was very involved and was supported by its attorney, Mr. Badders. He added that the property owner and attorney should have engaged the community to garner support of the proposed zoning change and he felt this step was skipped.

Liz Franklin thanked Sarah Martinez, the applicant property owner, for having the courage to face opposition and noted that Ms. Martinez had wanted to bring closure to the proposed zoning change. She indicated that the C-1 compromise would bring closure to the community.

Councilmember Andrews-Sullivan thanked Ms. Martinez for working with the neighbors and the Government Hill Neighborhood Alliance to reach a compromise. She thanked Ms. Hill, Mr. Versteeg, Mr. James, Mr. Badders, and the residents that lived within the 200-foot area of the property for their participation in the process.

Councilmember Treviño noted that the Council District 2 Office underwent extensive negotiations with the residents of Government Hill. He stated that he understood the desire for a new investment opportunity and was supportive of the proposed zoning change for Council District 2.

Councilmember Viagran thanked Councilmember Andrews-Sullivan for her negotiation efforts regarding the proposed zoning case and thanked Council District 2 staff and the community for their participation in the process. She thanked Mr. Versteeg for his continued advocacy throughout the entire process. She specifically recognized Sarah Martinez for advocating for the legacy of her family. She asked if Reno Street and Jim Street would serve as ingress and egress or would access be created via Walters Road and the access road. Mr. Badders reported that the map properly displayed the ingress and egress of the property on Walters Street and the I-H 35 access road. He added that the agreed site plan would include the construction of a masonry wall to prevent a traffic cut-through into the neighborhood.

Councilmember Perry congratulated Councilmember Andrews-Sullivan for reaching compromise with the property owner and the neighborhood. He noted that it was a learning process for all including the community, developers, and contractors.

Councilmember Sandoval thanked everyone that spoke on the proposed zoning change and participated in the negotiation process. She thanked Councilmember Andrews-Sullivan for her leadership and patience in finding a compromise. She thanked property owner Sarah Martinez for reaching a

compromise. She asked if the C-1 compromise allowed for the possibility of a liquor store opening. Mr. Badders confirmed that the C-1 designation would not allow a liquor store to be established in the area.

Councilmember Pelaez thanked Councilmember Andrews-Sullivan for her efforts in reaching a compromise for the parties involved. He recognized her for knowing what was best for the local community. He expressed disappointment in an email he had received that called the zoning process into question.

Councilmember Courage thanked Councilmember Andrews-Sullivan for her leadership and determination and congratulated all involved for reaching a compromise. He noted that it was always critical to hear the voices of the people closest to the situation.

Councilmember Andrews-Sullivan addressed the residents of Council District 2 and the Government Hill Neighborhood Alliance. She stated that it was time to unite and build together and become the true idea of neighborhood by working together. She added that the zoning designation was the best step to take for economic development that fit Council District 2.

Councilmember Andrews-Sullivan moved to approve Item P-2 and Z-4 as amended for C-1 with low density mixed use. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

Mayor Nirenberg addressed Item Z-6.

CONTINUED UNTIL DECEMBER 3, 2020

Z-6. ZONING CASE Z-2020-10700187 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District to "R-4 CD HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 13, Block 2, NCB 6228, located at 115 Davis Court. Staff and Zoning Commission recommend Approval.

Melissa Ramirez, Assistant Director of Development Services, noted that 20 notices were mailed, one was returned in favor, and one opposed. She noted that the Mahncke Park Neighborhood Association was not opposed, and that the applicant was requesting a continuance until December 3, 2020.

Councilmember Andrews-Sullivan moved to continue Item Z-6 until December 3, 2020. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

Mayor Nirenberg addressed Item Z-17.

2020-11-05-0809

Z-17. ZONING CASE Z-2020-10700197 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 76.853 acres out of NCB 15330. TO WIT: From "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

Melissa Ramirez, Assistant Director of Development Services, noted that 150 notices were mailed, zero were returned in favor, and six opposed. She noted that no response was received from the Meadow Village Neighborhood Association.

Councilmember Cabello Havrda noted that based on compromise between the developer and the residents of Meadow Village, Lennar Homes was committed to the development of single-family homes. She stated that all exterior lots adjacent to homes would have a 20-foot rear setback, except for the lots adjacent to the lots along Palm Grove and Havenbrook Drive which would be extended to 25-foot rear setback. She stated that Lennar proposed development of 76.8 acres owned by Texas Biomed which would bring affordable new homes to the area and serve as a buffer to Tom Slick Park. She thanked Lennar Homes and the Residents of Council District 6 for reaching compromise.

Councilmember Cabello Havrda moved to approve Item Z-17. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

POSTPONED BY APPLICANT NOT ADDRESSED

P-3. PLAN AMENDMENT CASE PA-2020-11600052 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Regional Commercial” on Lot 31, Block 2, NCB 12869, located at 9114 NE Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700183)

POSTPONED BY APPLICANT NOT ADDRESSED

Z-5. ZONING CASE Z-2020-10700183 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3NA S MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair, Maintenance, and Storage on Lot 31, Block 2, NCB 12869, located at 9114 Northeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600052)

POSTPONED BY APPLICANT NOT ADDRESSED

Z-9. ZONING CASE Z-2020-10700158 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 18, Block 8, NCB 15508, located at 334 Altitude Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion.

POSTPONED BY APPLICANT NOT ADDRESSED

Z-14. ZONING CASE Z-2020-10700055 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 2, Block 16, NCB 16526, located at 2206 Pinn Road. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from September 17, 2020)

CITY MANAGER'S REPORT

16. City Manager's Report

City Manager Walsh reported that the United Way Charitable Campaign announced that City Employees pledged a total of \$1,070,323 for the United Way which exceeded the \$1,060,000 fundraising goal during the eight-week campaign. He thanked City Employees for giving during a time of uncertainty due to the COVID-19 Pandemic. He added that City Attorney Andy Segovia hosted an online cooking show to raise money and that the Mayor's Office and City Council Offices held a successful online auction.

City Manager Walsh presented an Employee Spotlight Video that featured the Human Resources Department (HR) and the City Employee COVID-19 Hotline launched by HR in March 2020. He noted that the COVID-19 Hotline was established to address the questions and concerns of City Employees about COVID-19. He reported that all City Employees would receive 80 hours of Family First Leave to be utilized if they acquired COVID-19, or if they needed to quarantine. The video highlighted HR Staff: Katie Zweifel, Cindy Lacy, and Rebekah Reyes. City Manager Walsh recognized Lori Steward, HR Director; Rene Frieda, Assistant Director; Krystal Strong, Assistant Director; and Wanda Heard, Assistant Director of HR, for their dedication and crucial attentiveness in keeping City Employees well-informed and updated on COVID-19 Administrative Directives.

City Manager Walsh reported that Caitlin Krobot, Special Projects Manager, City Manager's Office, would be leaving the City after nine years of service to accept a position as City Secretary with the City of New Braunfels. He conveyed best wishes to her in her new endeavor with the City of New Braunfels.

Mayor Nirenberg congratulated Ms. Krobot and wished her well in her new role.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 10:40 AM to discuss the following items:

- A. ECONOMIC DEVELOPMENT NEGOTIATIONS PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087 (ECONOMIC DEVELOPMENT).**
- B. THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072 (REAL PROPERTY).**
- C. LEGAL ISSUES RELATED TO COLLECTIVE BARGAINING PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY).**

Mayor Nirenberg reconvened the meeting at 12:36 PM and announced that no action was taken.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 12:37 pm.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk

DRAFT